

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6872**

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **MAY 10, 2005** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 9:05 A.M. by Chair Baily.

**ATTENDANCE**

Members Present:

Anthony Ghiossi, Senior Building Inspector  
Fletcher Parsons, Associate Engineer  
Julie Linney, Fire Department  
Sandy Baily, Associate Planner  
Vu Nguyen, Assistant Planner

**VERBAL COMMUNICATIONS:**

Ray Davis expressed concern about the pedestrian safety at the Roberts Rd and N. Santa Cruz Ave intersection. Recommended the removal of some on-street parking spaces to improve sight distance. Also mentioned that the curb was not painted red in front of an existing fire hydrant.

**PUBLIC HEARING**

ITEM 1: 15700 Winchester Blvd  
Architecture and Site Application S-05-044

Requesting approval to change the facade of the office building, construct additional parking and construct an accessory structure on property zoned O. APN 424-27-014.  
PROPERTY OWNER/ APPLICANT: BKR, Investors, LLC

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced
4. Members of the public were not present.
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:

- (1) The proposed Architecture and Site application is Categorically Exempt, pursuant to Section 15303 of the California Environmental Quality Act; and
- (2) As required by Section 29.20.150 of the Town Code for Architecture and Site applications. The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.

7. *Linney* seconded, motion passed unanimously.
8. Appeal rights were cited.

## **PUBLIC HEARING**

### **ITEM 2: 250 Blossom Hill Road**

Architecture and Site Application S-05-026

Requesting approval to add onto an existing office building on property zoned O. APN 529-10-117.

PROPERTY OWNER/APPLICANT: Nancy Nehawandian

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced
4. Members of the public were present:

Ray Davis expressed concern that school children are walking in the street. The Town needs to expedite putting in the sidewalk. In the interim, staff should put up signs and/or barricades to discourage pedestrians in this area. Also expressed concerns about sight distance problems. Parsons discussed the proposed sidewalk improvements and the realignment of the Oak Meadow Park entrance.

5. Public hearing closed.

6. *Ghioffi* moved to approve the application subject to the conditions presented with the following findings and considerations:

- (1) The proposed Architecture and Site application is Categorically Exempt, pursuant to Section 15303 of the California Environmental Quality Act; and
- (2) As required by Section 29.20.150 of the Town Code for Architecture and Site applications. The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.

7. *Parsons* seconded, motion passed unanimously.
8. Appeal rights were cited.

### **ITEM 3 50 University Avenue Suite 180**

Conditional Use Permit U-03-7

Requesting approval to modify a Conditional Use Permit to legalize the increase in the number of seats, to modify the type of allowed entertainment and to increase the days when entertainment is available on property zoned C-2:PD:LHP. APN 529-02-044

PROPERTY OWNER: Federal Realty

APPLICANT: Steve Hauck (Wine Cellar)

**Representative for project was not present. Deemed complete. Matter scheduled for the Planning Commission meeting of May 25, 2005.**

**ADJOURNMENT**

Meeting adjourned at 9:40 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

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Sandy L. Baily, Associate Planner

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